126.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,085,400 / 1,085,400
					USE VALUE:	1,085,400 / 1,085,400
					ASSESSED:	1,085,400 / 1,085,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		FIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JORDAN WALTER F & BONNIE H
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	5 FIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JORDAN WALTER F & BONNIE /TRS -
Owner 2:	JORDAN TRUST/LIFE ESTATE -
Street 1:	5 FIELD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2540 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6500.000	527,000	4,900	553,500	1,085,400
Total Card	0.149	527,000	4,900	553,500	1,085,400
Total Parcel	0.149	527,000	4,900	553,500	1,085,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 427.32 | /Parcel: 427.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 81208
GIS Ref:
GIS Ref:
Insp Date: 04/21/18

PREVIOUS ASSESSMENT

Parcel ID: 126.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	527,000	4900	6,500.	553,500	1,085,400	1,085,400	Year End Roll	12/18/2019
2019	104	FV	392,800	4900	6,500.	584,300	982,000	982,000	Year End Roll	1/3/2019
2018	104	FV	408,900	4900	6,500.	430,500	844,300	844,300	Year End Roll	12/20/2017
2017	104	FV	382,700	4900	6,500.	412,100	799,700	799,700	Year End Roll	1/3/2017
2016	104	FV	382,700	4900	6,500.	381,300	768,900	768,900	Year End	1/4/2016
2015	104	FV	339,600	4900	6,500.	319,800	664,300	664,300	Year End Roll	12/11/2014
2014	104	FV	339,600	4900	6,500.	312,400	656,900	656,900	Year End Roll	12/16/2013
2013	104	FV	353,900	4900	6,500.	297,700	656,500	656,500		12/13/2012

!9771!

PRINT

Date	Time
12/11/20	00:11:37

LAST REV

Date	Time
07/13/20	11:38:01
mmcmakin	
9771	

USER DEFINED

Prior Id # 1:	81208
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JORDAN WALTER F	1558-177	1	6/18/2020	Convenience	1	No	No		
JORDAN WALTER F	1228-176		10/20/2000	Convenience	1	No	No		
	889-156		7/1/1977		63,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/5/2009	446	Manual	4,900					
12/15/2008	1503	Manual	34,480					repairs to existin

ACTIVITY INFORMATION

Date	Result	By	Name
4/21/2018	Inspected	PH	Patrick H
4/13/2018	MEAS&NOTICE	CC	Chris C
2/21/2009	Meas/Inspect	372	PATRIOT
11/17/1999	Mailer Sent		
11/3/1999	Entry Denied	263	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6500		Sq. Ft.	Site		0	90.	0.95	10									553,498						553,500	

Total AC/HA: 0.14922 | Total SF/SM: 6500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 553,498 | Spl Credit | Total: 553,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06338584
Const Adj.:	0.99980003
Adj $ / SQ:	180.739
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	647467
Depreciation:	120429
Depreciated Total:	527038

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 4			Baths: 2				HB		

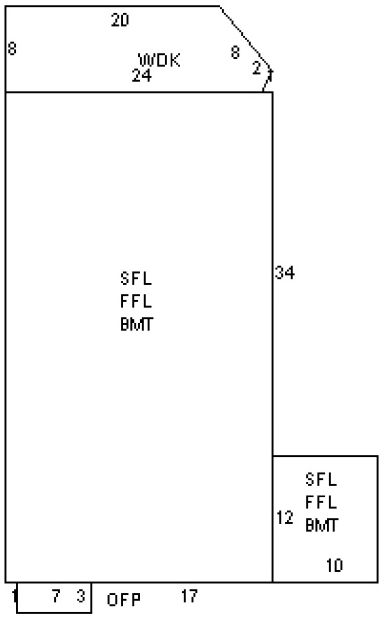
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	6	2	
Totals			
2	12	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	180.74
Special Features:	0	Val/Su Net:	131.26
Final Total:	527000	Val/Su SzAd	207.48

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,270	54.220	68,862
FFL	First Floor	1,270	180.740	229,539
SFL	Second Floor	1,270	180.740	229,539
WDK	Deck	184	11.430	2,104
OFP	Open Porch	21	43.990	924

Net Sketched Area:	4,015			Total:	530,968
Size Ad	2540	Gross Are	4015	FinArea	2540

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 126.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1925	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900

IMAGE

AssessPro Patriot Properties, Inc